

CITY HOME BUYING MOVEMENT GROWS

Many Dwellings Change Hands; E. L. Doherty Now Owner of 15 East 84th St.

William B. May & Co. were the brokers in the sale of the Charles F. Hoffman estate residence, at 15 East Eighty-fourth street, 50x250, to Edward L. Doherty, Jr., of the Mexican Petroleum Corporation. The property has been held at \$300,000. The news of the sale was reported last week, but contracts were not signed until yesterday. The United States Trust Company represented the sellers and Carter, Ledyard & Milburn the buyer. The property extends through to and includes 15 and 18 East Eighty-fifth street, on which there is a three-story garage. Sherman & Kirschner sold for Peter Tahl the four-story dwelling at 129 East 121st street, 16x100. John J. Hoeck, Inc., sold for the McDonald Realty Company 361 West Forty-sixth street, a three-story dwelling. M. H. Gaillard & Co. sold for Frances C. Lewis to Louis Reich the four-story residence at 142 West Eighty-first street, 19x100. The property was sold at \$18,000. Mrs. Emilia Marshall was associate broker. Ryan & Co. sold for the Fackler estate of Rochester, N. Y., the three-story three-family dwelling, 20x100, at 420 West Forty-fourth street. This is the first sale of the premises since 1889. It was held at \$18,000. F. V. Calder & Co., Inc., sold for the Pennsylvania Company, Philadelphia, Pa., as agents for the Drexel estate, two four-story dwellings at 144 and 146 West Seventy-eighth street to Michael Reiter. Ritt & Goode Company sold the three-story dwelling, 15x100, at 1659 Lexington avenue for the estate of William Laing. This is the first sale of this property since 1892 and will be occupied by a prominent physician. Slawson & Hobbs have sold for Anna J. Goldy 348 West End avenue, a four-story dwelling, 19x100, to a client for occupancy. The property was held at \$55,000.

BUILDER ACQUIRES 15 LOTS IN JAMAICA, L. I.

F. W. Scott & Co., Inc., sold to Harry Sirkin, a builder of Jamaica, fifteen lots on the south side of Hillside avenue, Jamaica, between Sutphin road and Bradford street. A row of brick stores and apartments will be erected. To Barron Collier, Inc., a plot for the erection of a Jamaica office, to T. F. Leonard of Brooklyn a plot in the Hillcrest section, Jamaica, upon which he will build, and to F. McKenna, also of Brooklyn, a house at Bellaire. R. S. Smith has purchased from the Lichtenstein Millinery Company the large residence and sixty-five lots on Oak street, Far Rockaway, through Andrew McTigue. The same buyer purchased the Stokely place including residence on a plot, 200x100, at Corona and Seaview avenues; also the Sagamore Hotel, at Broadway and Lockwood avenue, from C. W. Horn. Mr. Smith also recently purchased a three-story building with stores, 18x150, on Mott avenue. The buyer announces that within the last eight months he has acquired nearly \$2,000,000 worth of property at Far Rockaway. H. Frankfort sold for John Schubert to Morris Goldfarb his home on Roads lane and Frederick court, Far Rockaway, purchased by him from Fred Haberman. This dwelling was built at great cost by the late president of the Emanuel Trust for his own occupancy. J. Albert Johntra sold for Jane R. Wetmore the dwelling at 29 North Twentieth street, Broadway, Flushing, to Lester D. Auchmoody of White-stone.

REAL ESTATE—OUT OF CITY.
New Jersey—Sale or Rent.
COUNTRY—SUBURBAN HOME BARGAIN
Because the purchaser for whom it was finished could not complete the financial part of his contract, this very attractive, pretty Colonial type of suburban home, located in a beautiful, strictly residential section near New York, specially built for comfortable, year-round occupancy, can be bought for much less than cost today. The house itself is in perfect condition, ready to occupy immediately and contains ten very large rooms and two tiled baths. The price includes an electric range, electric fixtures and shades. There is also a completely equipped garage, corresponding to the house in architecture. The plot consists of about one-third acre, with 100 feet street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded and contain many shrubs and flowers. The elevation is about 700 feet; wonderful scenery, very beautiful living conditions. Water rights to a chain of beautiful lakes run with the title. The railroad station is within easy walking distance. Facilities to the City are of the best. Immediate occupancy and title can be had on payment of \$25,000 and the balance of \$10,250 may remain on mortgage at convenient terms. Complete details and pictures can be obtained from A. B. STEWART, 104 Terrace View Ave., N. Y. City. Tel. 3703 Marble.

CITY REAL ESTATE.
148 WEST 57th ST. CIRCLE 6095
GOODWIN
260 WEST 42nd ST. CIRCLE 6095
5 ALBANY ST.
opposite new National Surety Co. Bldg.
For sale or long lease
LAWRENCE, BLAKE & JEWELL
115 Broadway, 4080 Rector.

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.
Forest Hills Gardens
Houses and Villa Plots for Sale.
25 Minutes from Penna. Station.
SAGE FOUNDATION HOMES CO.
47 W. 34th St. or Forest Hills, L. I.

OLD GARDEN CITY
Fully improved Residential Building Plots, 65x100 and up. Terms reasonable. The Garden City Company, Garden City, L. I.

NORTH SHORE REAL ESTATE.
L. E. LUSE, WASHINGTON & CO.
25 East 40th St. Telephone 3536.
I. G. WOLF
1270 N. 9th St., N. Y.
Exceptional bargains on the North Shore.
Connecticut—Sale or Rent.
E. F. HATCHER, Real Estate Company, Tel. 1623
Ladd & Nichols, Inc. 6 E. 40th St., N. Y.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive.

The New MUNSON Building 67 Wall Street



TWENTY-FIVE STORIES OF ATTRACTIVE SUITES AND OFFICES WITH SUNSHINE, FRESH AIR AND PANORAMIC VIEW OF HARBOR.

SOME DESIRABLE LOCATIONS STILL AVAILABLE.

Frontage 144 feet on Wall St. 160 feet on Beaver St.

Rentable floor areas range between 8,550 and 10,540 sq. ft.

Ten high speed electric elevators.

Men's and women's toilet rooms on every floor.

Hot and cold water piped to all offices.

Perfect service to tenants.

SPACE ON GROUND FLOOR SUITABLE FOR BANKING OR OTHER FINANCIAL INSTITUTION.

TRANSIT FACILITIES—The Wall Street Station of the Interborough West Side Subway and the Hanover Street Station of the Second and Third Avenue elevated railroads are one short block from the building—all other Elevated and Subway Lines within convenient walking distance.

MUNSON STEAMSHIP LINE, Owner
67 Wall Street, New York City
Applications For Space Should Be Made To
ALBERT B. ASHFORTH, Inc., Agent
67 Wall Street, New York City

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

MONEY TO LOAN SECURED BY FIRST MORTGAGE
Manhattan, Bronx, Westchester. Applications wanted from principals only.
DAVID STEWART
1 E. 42nd St. Phone 1150 Vanderbilt.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

NEW ROCHELLE

Restricted section, Colonial home, large living room with open fireplace, dining room, pantry, 3 master bedrooms, tiled bath, sleeping porch, maid's room and bath, gas, electric, hot water heat, hardwood floors, white enamel and mahogany trim throughout. Plot 50x100; price \$14,500; terms arranged.
RENNICKS REALTY CO.
25 North Ave. Tel. 960 New Rochelle, N. Y.

A QUANT ATTRACTIVE LITTLE HOME

On a quiet, shady street, near a quiet H. the old fashioned town, completely equipped for year round living; less than one hour on the train to New York City; splendid commuting service; plot of one-half acre; completely decorated inside and out, and includes all the modern conveniences for comfortable living, including electric range, electric fixtures and shades, no extra; six handsome rooms, tiled bath, massive open fireplace; high in healthy hills; acreage for \$1,750 to desirable bldg.; allowing \$6,000 in easy payment mortgages to remain on property; plot 100 ft. by 180 ft.; near country clubs, schools, exclusive neighborhood; rights for bathing, boating and fishing on private owned lakes run with deed. RENTAL, P. O. Box 378, City Hall Station, N. Y. City.

ENGLEWOOD—Bargains in small rooms and bath, gas, electric, furnace heat, lot 20x140. Convenient location. \$9,500-7 rooms, bath, all improvements, oak floors, steam heat. Station 3 blocks. Several Colonial houses at prices between \$13,500 and \$24,000. H. Weatherly & Co., Englewood, N.J.

MONTCLAIR PROPERTIES
FRANK HUGHES COMPANY
CLAS. R. REEVE, MILBURN, N. J.
Homes from \$7,500 to \$10,000.
Maplewood—Short Hills—Summit.

FACTORIES FOR SALE OR RENT.
FACTORY SPECIALISTS
R. E. PATTERSON
135 W. 42 St. Bryant 0562
831 Manhattan St. BKLYN Tel. Greenpoint 2000

Munson-Beaver Building

82-92 Beaver Street (At Wall Street)

Modern Fireproof Building
Attractive Rooms and Suites
With Sunshine—Fresh Air
and Panoramic View of Harbor Now Available

Moderate Rentals

Excellent Service to Tenants

Located in Financial, Shipping and Insurance District.

Renting Agent on Premises

ATTRACTIVE OFFICE SPACE FOR RENT

In Heart of Financial District
32 BROADWAY
In Units from 500 to 5000 Sq. Ft.

Apply H. C. BEAVEN, on Premises or Your Own Broker
Phone Broad 1901

For the Printing Trade

11,000 sq. ft.
1½ Floors

In a building adjacent to the Financial District, two blocks from all subway and elevated lines.

29 Windows per Floor
Sprinkler Equipment
1 Passenger and 2 Freight Elevators
Heavy Floors
Restaurant in Building

Wm. A. White & Sons
Established 1868
46 Cedar Street
Tel. John 5700

Offices in the Equitable Building
To Be Sublet
Northeast corner, 31st floor, with excellent light and view, is available to May 1st, 1926. Space is approximately 2,000 square feet and consists of 7 private offices, reception room, etc. A superb site for a Corporation from of Attorneys or Engineers.
BROWN, WHELOCK & Co., Inc.
14 Wall St. Rector 9040

Offices and Show Rooms
25 West Broadway
Park Place and Barclay St.
Offices and Show Rooms.
Elevator, steam heat, sprinkler system.
66 West Broadway
N. W. Cor. Murray St.
One entire floor.
Also single offices and show rooms.
Elevator, steam heat, electric light.
CRUIKSHANK COMPANY
141 Broadway

BUSINESS PLACES TO LET.

Above 14th St. to 30th St. (Inclusive). East River to North River.



74.1% RENTED

Only a few of the more desirable office locations are still available in the New Straus Building. Exactly seventy-four and one-tenth per cent of the entire space in the building is now occupied, and prompt action is advisable if you wish to locate in "Fifth Avenue's most distinctive new building."

Moderate rentals—a small amount of space as low as \$2.50 per square foot.

A building truly unique, with a selected list of tenants.

Service unsurpassed.

Leases are now being closed for May 1 occupancy, and we urge prompt action. Call and inspect the property; or, if you wish, telephone Vanderbilt 8500 for details, and ask for Mr. Allen.

The STRAUS BUILDING 565 Fifth Avenue at 46th St. New York City

"Fifth Avenue's Most Distinctive New Building"

EXACTING STANDARDS

THE business man's yardstick, today, is full of exacting standards. Whether he is in the market for brains, merchandise, good-will, or a place in which to conduct his business, he is selecting and choosing with a keener discrimination.

In the matter of office space there are a great many considerations to be measured by the thoughtful executive who is seeking new quarters. Along with mere quantity of space there are many valuable things he can secure—if he will—and at a decent rental.

More daylight and air, economy of plan, modern, efficient service and equipment, high character of tenants—and with them, inevitable prestige. These are the factors that must "measure up."

Various size units of space adaptable to the requirements of almost any type of organization are available in the new addition to the Borden Building, Madison Avenue and 45th Street.

Occupancy in April.

BORDEN BUILDING

BRADY & BOWMAN, Inc., AGENTS
350 MADISON AVE. Vanderbilt 7403

Heckscher's Arcade

Attracts Fifth Ave. With avenue and the idle rich have found a new something to invest in. It is the arcade of the future. Located at Fifty-fifth street, opposite the Vanderbilt and Huntington mansions, the arcade, which faithfully follows the French custom of the boulevard, is carried to the classic level of the future. The domed ceiling of the arcade, which has been worked out in which more than six thousand square feet of space, is a masterpiece of design. The Fifth Avenue entrance vestibule is another masterpiece of design. The Fifth Avenue entrance vestibule is another masterpiece of design. The Fifth Avenue entrance vestibule is another masterpiece of design.

Heckscher Building

5th Avenue at 57th Street

The Most Distinctive Location on 5th Avenue

ARCADE SHOWS \$2,000 up

Stores—Showrooms Offices

Representations on Premises
CUSHMAN & WAKEFIELD INC.
Renting and Managing Agent
50 East 42d St. Murray Hill 7820

5th Ave. - 34th St.

COLUMBIA TRUST BLDG.
Offices
To Lease
Most Prominent Location in America
Remakably Low Rental
Max N. Natanson
522 Fifth Ave. Vanderbilt 8386

West 23rd St. District
Several desirable offices, near 6th Ave., all sizes, moderate rent.
C. G. KELLER, 109 West 23rd St.

LOFTS—STORES—BUILDINGS
Merchandise Warehouses and Factories.
LOUIS SCHRAG, 142 W. 23D ST.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

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Above 14th St. to 30th St. (Inclusive). East River to North River.



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APARTMENTS—UNFURNISHED.

Above 29th St. to 5th Ave. to East River.

7 & 8 Room 2 Bath Elevator Apartments

Rents \$3,000 to \$3,300

Apply Superintendent on Premises

571 Park Av. Corner 63d St.

Miscellaneous.

ELEVATOR APARTMENTS

5-6 Rooms, 1 to 2 Baths. Exceptional tenants only. 4 rooms and bath without elevator service.

J. ROMANOW & CO.
806 South Broadway, Yonkers, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BROOKS & MOMAND.
REAL ESTATE MORTGAGES.
113 BROADWAY. PHONE Rector 2267.

1 loan money second mortgages, city or country property; heirs, undivided estates, executor. Room 200, 15 Park Row.

MONEY for first mortgages in large amounts, and second mortgages amounts from \$1,000 to \$10,000; city or country. ATTORNEY, room 202, 15 Park Row.

CITY REAL ESTATE.

ASHFORTH & CO., 501 5th Ave. Tel. Murray Hill 0142.

CHARLES BERLIN, 883 E. 5th—Management, sales, loans.

E. C. H. VOGLER, Amsterdam av. and 82d st.

J. ROMANOW & CO., 806 South Broadway, Yonkers, N. Y.

NASSBOLT & LANNING, REAL ESTATE, 89TH ST. AND B'WAY. TEL. 830 RIVER.

THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison av.

From Battery to 14th St., Inclusive.

LIQUIDATION SALE.
Building, seven story; fireproof, electric elevator, steam heat; floor carries 250 pounds to square foot; light three sides; loading platform; near Canal and Washington st.; possession immediately; must sell quickly. DEPOSE CO., 261 Broadway. Barclay 5734.

Above 29th St.—5th Ave. to North River.

INVESTORS ATTENTION—BIG BARGAIN.
5 story double flat with two stories near 91st av. on Columbus av., small amount cash needed; call personally.

D. KEMENY & SON, INC., 522 5th Ave., at 44th st. Murray Hill 4015.

MODERN American basement, near 5th Ave., \$3,500; quick action. Murray Hill 4023.

Washington Heights, Above 125th St., West of 8th Ave.

FINEST apartment in Washington Heights, new-law, 3 story; new-law, 3 story; all modern improvements; 1 condition; rent in excess of \$18,000; price \$35,000; cash \$25,000; will consider offer. COLUMBIA REALTY CO., 109 Degraw st., Brooklyn. Phone 0443 Henry.

NEAR 30th st., subway station, two houses, each 30 family, rent \$8,000 cash, balance mortgage 15 years; well built; need renovating. NEHRING BROTHERS, 1441 St. Nicholas av., cor. 182d st. ur. cor. 182d st.

\$21,000 CASH above 7 year mortgage, 29 family, 50 foot corner near 179th st. and Broadway, rent \$15,000, price \$21,000. NEHRING BROTHERS, 1441 St. Nicholas av., cor. 182d st.

Borough of Manhattan—Miscellaneous.
WEST SIDE dwellings for sale. M. H. GAILLARD & CO., 320 B'way.

Borough of Queens—Sale or Rent.
LEAVING for Europe—\$25,000 cash buys modern Bedford Park business corner apartment; rental \$15,000. ALTHOFF BROS., Melrose 4780.

McLENNON BROS., REAL ESTATE, 128 W. Fordham road, Phone 6230 Ford.

PLOT, 50x100 on Leland av., between Westchester av. and East 17th st., near High St. Grant C. B. CANNON, box 19, East Westbury, L. I.

SPICES—Butcher, stationery, bar, furniture, hardware, etc., section, West Bronx. E. NICHOLS SMITH, INC., Jerome and Burnside av., Bronx.

WEST BRONX.
Nine room dwelling, all improvements; exclusive residential section; \$12,000; must be inspected appreciate value. OWNER, 1769 Broadway.

\$1,000 buys a plot, 75x100, 2 blocks from 69th st. station; terms. MALONE, 501 West 20th st.

\$10,000 CASH, 30 family, modern, Prospect Park, cor. 10th and 11th st., near 10th st. and 3rd and 4th street apartments. NEHRING BROTHERS, 1441 St. Nicholas av., cor. 182d st.

Borough of Brooklyn—Sale or Rent.
FLATBUSH—Newkirk av., 22nd, corner East 23d st., finest corner in Flatbush; brick Colonial, 8 rooms and 2 tiled baths, and sun room; copper cornices, gutters and leaders, metal weather strips, Pittsburgh instantaneous hot water heater; furnace, steam and electric, with garage; price \$27,000; tax for \$2,000; \$10,000 cash; balance \$17,000; \$10,000; open and heated daily for inspection. GEORGE M. CRAIGEN CO., builders.

FLATBUSH—For discriminating home-seekers, exceptional bargain, best part of Flatbush; 3 story tapestry brick; 9 rooms; semi-detached; included rear porch; brick garage; roof garden overlooking Ocean av.; all improvements; tax exempt. 220 Kenmore place, between 8th and 9th streets, near B. R. T. express subway. Inquire on premises.

PARK SLOPE—600 2d st., near Prospect Park, \$20,000; 10 beautiful dwelling 12 rooms, 2 baths, steam heat, electric, parquet; rent bargain; \$5,000 cash. HENRY PIERSON, 223 Flatbush av. Rector 4300.

PARK SLOPE, 828 Carroll St., Near Subways—Large brownstone mansion, 32 feet wide, 19 rooms, 7 bath, etc. Inquire any agent, or owner, Rectoring 5073.

Borough of Queens—Sale or Rent.
HIGHMOUNT HILLS—Large 9 room house, centrally located, north of Jamaica av.; all improvements, electricity, hardwood trim. Inquire 11222 86th av.

TAX EXEMPT BARGAIN.
At Ardenly, new 10 dwelling, 6 rooms, tiled bath, garage, Colonial finish, hardwood floors throughout, steam heat, all improvements, one block express station, 5 minutes to Manhattan; \$2,500 cash, balance rent; phone or write for particulars. J. S. WITHERS, 32 Vanderbilt av., New York City. Phone Vanderbilt 1484.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

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Long Island—Sale or Rent.

MEADOWBROOK PARK
House for sale, in fine condition, 6 rooms, bath, all furnished; electricity, gas, situated on water front; price \$8,500; will be shown by appointment. TELEPHONE RICHMOND HILL 7010.

Westchester—Sale or Rent.
AT RYE—FOR RENT.
FURNISHED COTTAGES & BUNGALOWS.
CHAS. S. PAULIKER.
Office,